

142.A

0005

0098.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

636,200 / 636,200

USE VALUE:

636,200 / 636,200

ASSESSED:

636,200 / 636,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		HIGHLAND AVE, ARLINGTON

OWNERSHIP	Unit #:	98
Owner 1: CLEVELAND SHANNA M		
Owner 2: ELLIOTT BETH M		
Owner 3:		
Street 1: 98 HIGHLAND AVE		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1: BOSTON MAJORDOMO LLC -	
Owner 2: -	

Street 1: 3 ROSEMARY LN	
Twn/City: CHELMSFORD	
St/Prov: MA	Cntry
Postal: 01824	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 1066 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

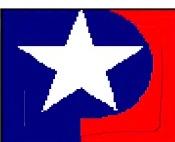
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8359																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	633,100	3,100		636,200		419540
							GIS Ref
							GIS Ref
							Insp Date
							08/16/18


Patriot Properties Inc.

!16461!

PRINT

Date	Time
12/30/21	22:32:10

LAST REV

Date	Time
10/11/18	09:11:49

apro

16461

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOSTON MAJORDOM	69208-568	2	4/28/2017		655,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/16/2018		Measured								DGM	D Mann	
3/28/2018		NEW CONDO								DGM	D Mann	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good																							
Sty Ht: 1 - 1 Story				A Bath:	Rating:																							
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																							
Foundation: 1 - Concrete				A 3QBth:	Rating:																							
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																							
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																							
Sec Wall:	%			OthrFix:	Rating:																							
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID																				
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1																		
Color: GREEN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																			
View / Desir:				Frl:	Rating:			Other																				
GENERAL INFORMATION				WSFlue:	Rating:			Upper																				
Grade: C+ - Average (+)				CONDO INFORMATION				Lvl 2																				
Year Blt: 1922	Eff Yr Blt:			Location:				Lvl 1																				
Alt LUC:	Alt %:			Total Units:				Lower																				
Jurisdct: G19	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 6	BRs: 2	Baths: 1	HB: 1																
Const Mod:				% Own: 46.50000000																								
Lump Sum Adj:				Name:																								
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:	No Unit	RMS	BRS	FL																
Prim Int Wal: 2 - Plaster				Functional:		%		Interior:	1	6	2	1																
Sec Int Wall:	%			Economic:		%		Additions:																				
Partition: T - Typical				Special:		%		Kitchen:																				
Prim Floors: 3 - Hardwood				Override:		%		Baths:																				
Sec Floors:	%			Total:	4.6 %			Plumbing:																				
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:																				
Subfloor:				Basic \$ / SQ: 305.00				Heating:																				
Bsmnt Gar:				Size Adj.: 1.35000002				General:																				
Electric: 3 - Typical				Const Adj.: 1.00989902																								
Insulation: 2 - Typical				Adj \$ / SQ: 415.826																								
Int vs Ext: S				Other Features: 81375																								
Heat Fuel: 2 - Gas				Grade Factor: 1.10																								
Heat Type: 15 - H.V.A.C				NBHD Inf: 1.14999998																								
# Heat Sys: 1				NBHD Mod:																								
% Heated: 100	% AC: 100			LUC Factor: 1.00																								
Solar HW: NO	Central Vac: NO			Adj Total: 663677																								
% Com Wal	% Sprinkled			Depreciation: 30529																								
				Depreciated Total: 633148																								
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																						
Make:				Juris. Factor: 1.00		Before Depr: 526.02																						
Model:				Special Features: 0		Val/Su Net: 593.90																						
Serial #:				Final Total: 633100		Val/Su SzAd 593.90																						
SPEC FEATURES/YARD ITEMS				PARCEL ID 142.A-0005-0098.0												SUB AREA												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
3	Garage	D	Y	1	10X18	A	AV	1960	28.89	T	40	102			3,100		3,100	GLA	Gross Liv Ar	1,066	415.830	443,270						
More: N	Total Yard Items:	3,100		Total Special Features:			Total:	3,100		SUB AREA DETAIL				IMAGE				AssessPro Patriot Properties, Inc										